



# Digitalisierung Headquarter Zug Siemens Building Technologies

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**We experience life through a digital lens**

**Time for an upgrade?**



Inauguration of Pope Benedict XVI



Inauguration of Pope Francis

# The new Siemens Headquarter

Digitalization opens new horizons for the building and its users



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## Building Information Modeling (BIM)

- Holistic planning process based on one consolidated data model → “Digital Twin”
- BIM as single and unique “data source” for a needs-based and efficient operation phase of the building by the FM-provider

## Location based services

- Real-time analytics via “Enlighted” IoT sensors (e.g. occupancy insights)
- “Comfy” workplace app for employees to control temperature, lighting, book available meeting rooms, and issue work requests

## Asset Performance Services

- Fault Detection and Diagnostics (FDD)



# Use case – Building Information Modeling

When a new digital collaboration method embraces all stakeholders over the hole lifecycle of a building ...



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## Definition of 14 use cases

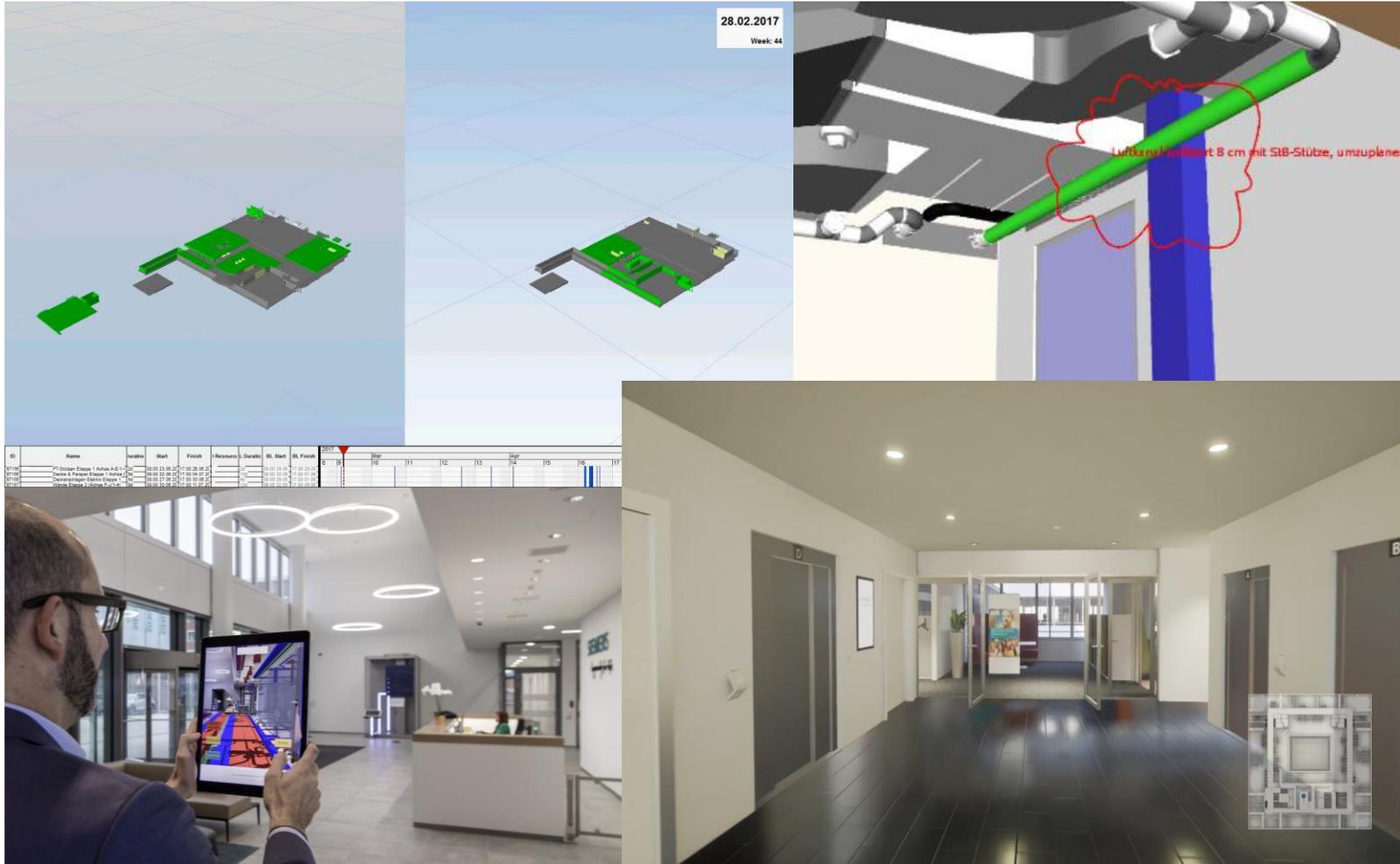
↑ Planning phase

- BIM-execution plan
- Consolidated 3D model
- **3D- clash detection**
- 3D- maintenance
- **4D- enhanced time schedule**
- Change management
- **Virtual reality**



↓ Operating phase

- 3D- room datasheet
- Enhanced room data sheet with FM related data
- Register of installations
- Characteristics of installations with QR code
- 3D- as built documentation
- 3D- lease management
- **Augmented reality**



# Use case – Real-time analytics via “Enlightened”

When space optimization is based on factual analysis and supported by flexible building infrastructure ...



# Use case – “Comfy” workplace app for employees

When the building becomes a personal assistant ...



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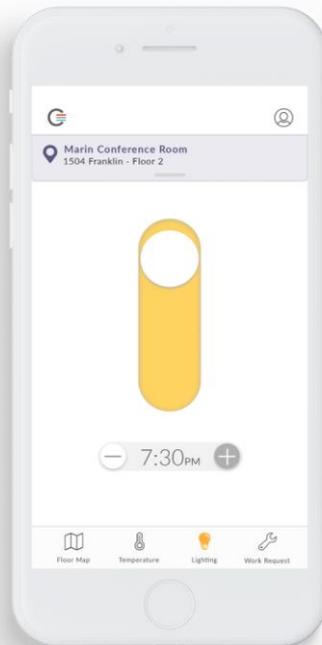
## Temperature

Warm or cool workspaces on-demand



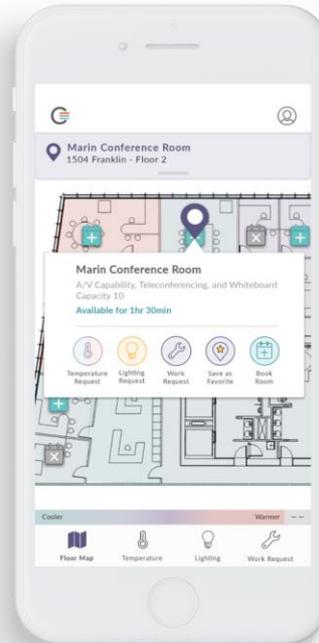
## Lighting

Adjust the lighting in the workspace



## Rooms

Find and book available meeting rooms



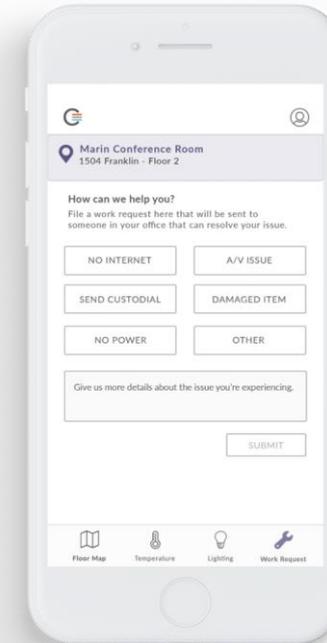
## Desks

Find and book available desks



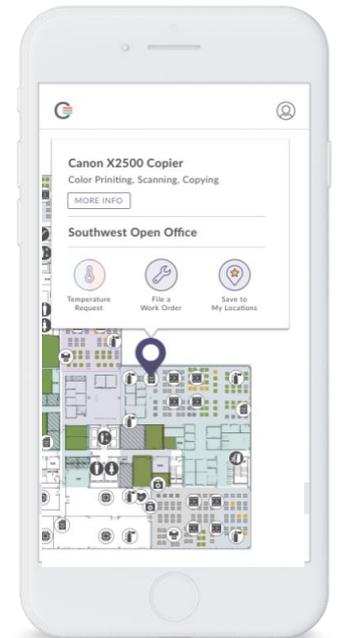
## Work Requests

Submit work requests or flag issues



## Maps & Amenities

Find nearby amenities



# Use case – Asset Performance Services

When Fault Detection and Diagnostics (FDD) improve building operations ...



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CloudFIMs

- ✓ Equipment-level analytics
- ✓ Reduce energy use
- ✓ Prioritize maintenance activities



CloudOps

- ✓ Systematic approach to system performance
- ✓ Improve maintenance planning
- ✓ Increase operational efficiency



Predictive Maintenance Analytics

- ✓ Identify and diagnose equipment faults
- ✓ Prioritize based on criticality
- ✓ Improve facility reliability



Maintenance Strategy Analysis

- ✓ Implement a strategic approach to maintenance
  - Generate savings
  - Ensure uptime
  - Extend useful-life

## Improve Business Continuity (expected)

- Up to 50% reduction of non-scheduled downtime
- Up to 80% less time spent reacting to emergencies

## Total Cost of Ownership (expected)

- 20% annual maintenance and energy savings
- Data-driven investment decision making

# Siemens Building Technologies

When it comes to future oriented solutions with a positive & lasting effect on the performance of buildings and theirs users ...



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## comfortable and safe

- Ensure well-being and protection of people and places
- Optimize room conditions and intuitive operation
- Guarantee LifeCycle performance



## energy and asset efficient

- Enhance business continuity through asset and building efficiency
- Optimize OPEX including energy and maintenance costs
- Enhance public perception through increased sustainability
- Achieve flexibility and resilience with Distributed Energy Systems



## space and user efficient

- Create user centric building experience
- Impact building user productivity and satisfaction
- Increase space efficiency and utilization
- Improve equipment utilization



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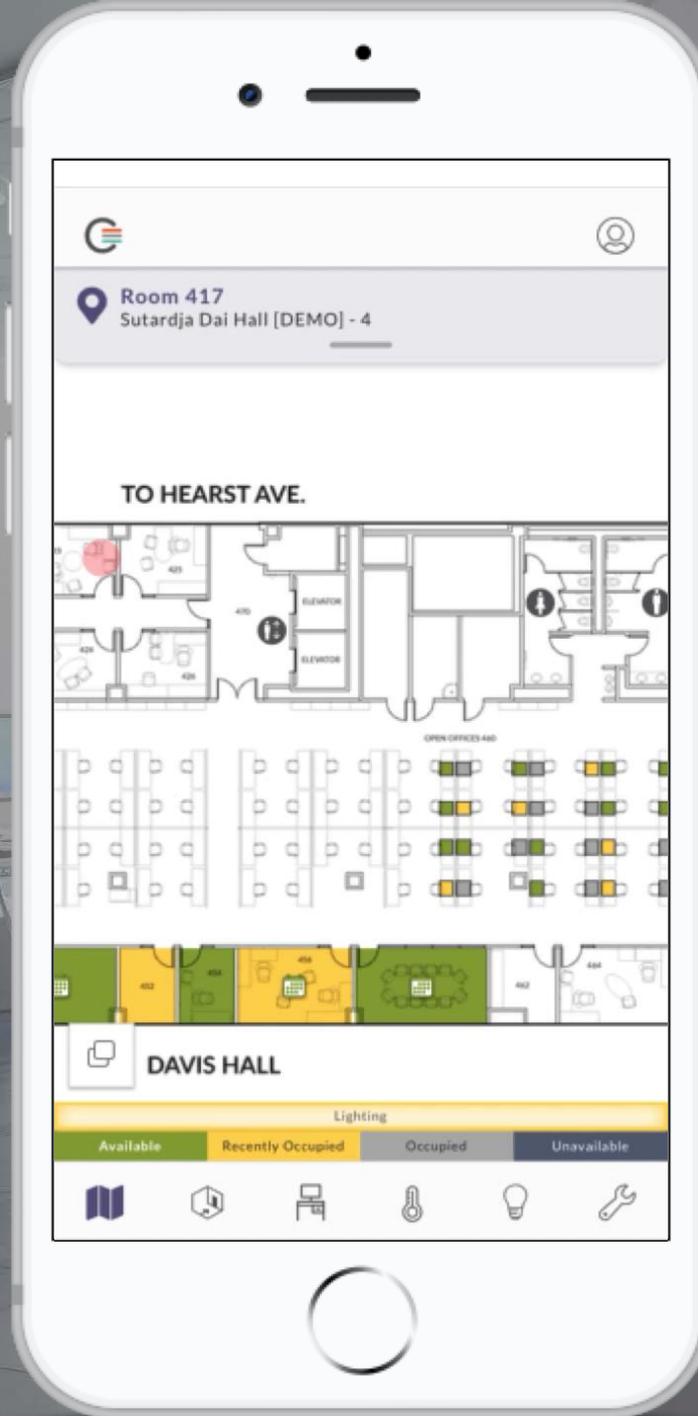


# Current Availability

## DESKS

### App Features

-  View occupancy status for free-address desks
-  View information about a specific desk
-  Book available desks



### Value Delivered

-  Help employees find (and reserve) the space they need in a free-address environment
-  Increase utilization of high-cost soft seating
-  Report on desk-level utilization and trends

# Current Availability ROOMS

## App Features

-  Find and book rooms on-the-go
-  View room resources and capacity
-  Comfy automatically syncs to calendars and meeting room systems



## Value Delivered

-  Unused rooms no longer hard to find
-  Increased space utilization  
Less time wasted finding rooms
-  Report on room utilization and trends

# Current Availability

## AMENITIES

### App Features



Find campus and building amenities on a map and navigate to them



Search for amenities by name, type, and location



Amenity descriptions, useful info, hours, & website links



### Value Delivered



Help employees find the amenities you provide for their benefit



Help new employees and visitors navigate your workplace

# Current Availability

## TEMPERATURE

### App Features

- 🌡️ Warm or cool a space on-demand
- 🌡️ Comfy learns preferences over time
- 🌡️ Heat map indicates warm/cool areas



### Value Delivered

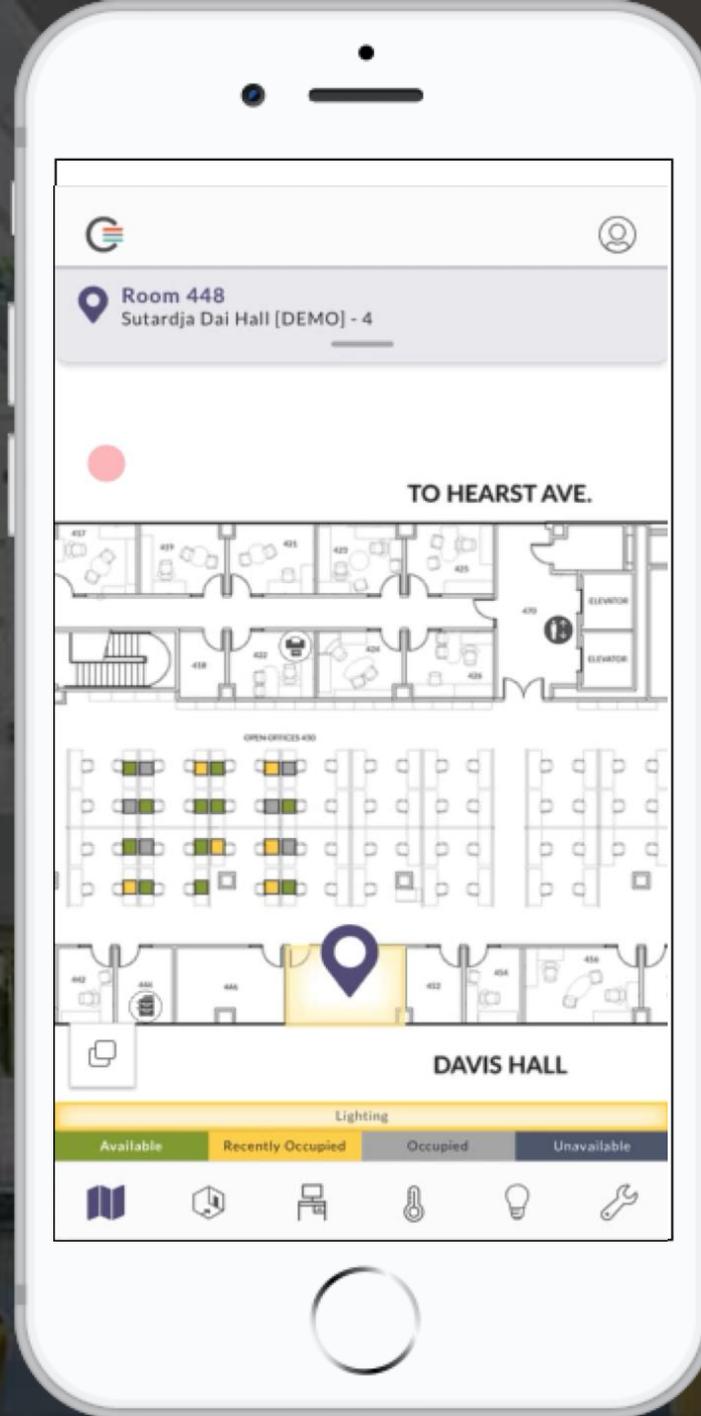
- ✓ Employee comfort, in their hands
- ✓ 90% reduction of hot/cold calls
- ✓ 10-20% of HVAC savings

# Current Availability

## LIGHTING

### App Features

- 💡 Change the light level in a work space
- 💡 Adjust the schedule when working off hours



### Value Delivered

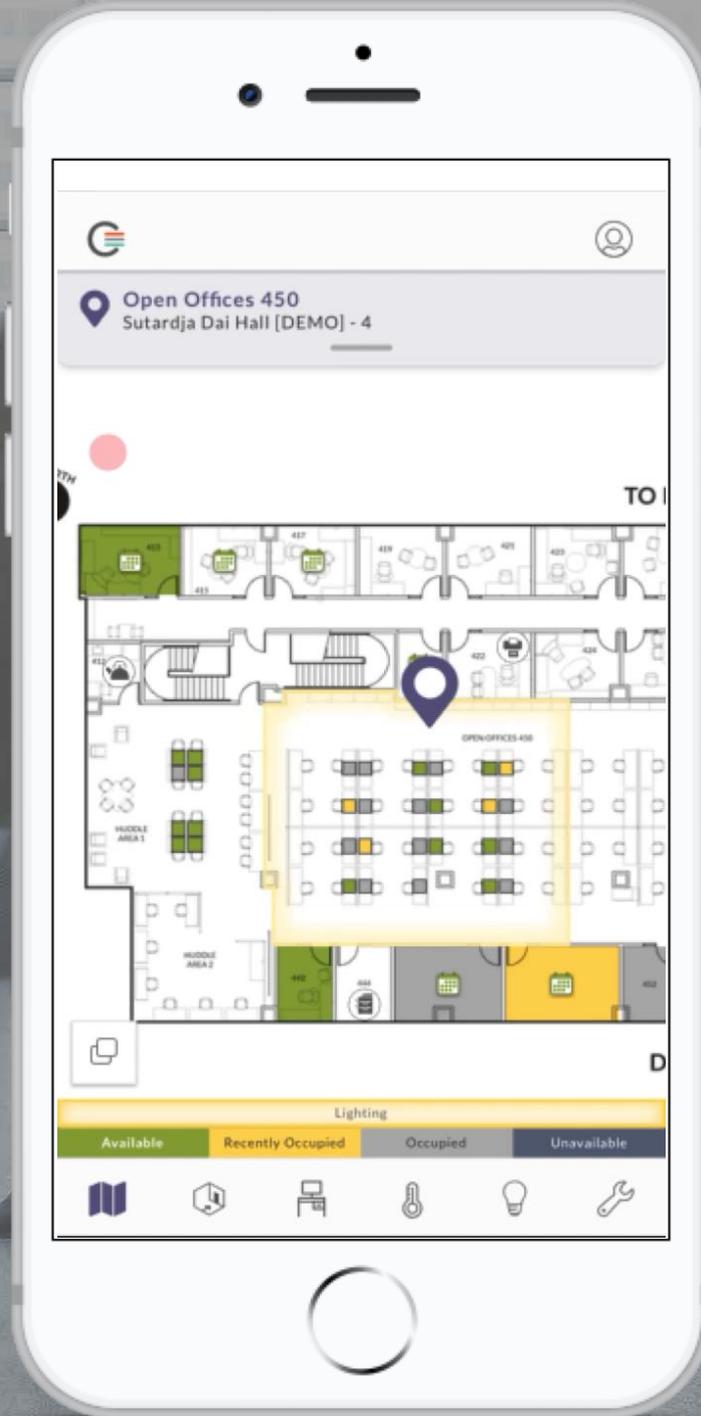
- ✓ Give your people the lighting they need to do their best work
- ✓ A cost-effective after hours solution
- ✓ Right levels = less eye strain and fatigue

# Current Availability

## WORK REQUESTS

### App Features

- 🔧 Submit a work request
- 🔧 Flag an issues as it arises



### Value Delivered

- ✓ Comfy lets your people feel heard
- ✓ Prioritize and respond to issues faster